



117 Ryhope Road, Grangetown, Sunderland, Tyne & Wear, SR2 7UE  
£229,950

**THOMAS WATSON**  
Estate Agents



A superb traditional three bedroom semi detached house providing extremely spacious family accommodation in good decorative order throughout. The property benefits from full gas central heating, UPVC double glazing and cavity wall insulation. The property comprises large hallway, living room, separate dining room, fully fitted kitchen with combi boiler, gas oven and gas hob. 3 first floor bedrooms. family bathroom and separate WC. Floored loft space with power and lighting, accessed by pull down ladder. Detached concrete sectional garage to rear with up and over door, power points and lighting. Pleasant mature gardens to front, side and rear. An excellent family home in a popular and convenient location with easy access to the A19 and the A1.





## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### HALLWAY

Two central heating radiators with cover. Staircase off



#### HALLWAY



#### LIVING ROOM 3.95 x 5.11 (13'0" x 16'9")

Central heating radiator. Coved ceiling. Fireplace with cast iron/tiled insert and fitted coal effect gas fire.



#### DINING ROOM 5.19 x 4.0 (17'0" x 13'1")

Fireplace with fitted coal effect gas fire. Double glazed French doors.



#### KITCHEN 3.32 x 2.81 (10'11" x 9'3")

Range of recently fitted wall, floor units and work surfaces. Gas double oven and gas hob. Pantry storage cupboard with power and lighting and plumbed for automatic washing machine. Fully serviced Gas combi boiler.



#### KITCHEN



#### FIRST FLOOR

### LANDING

Access to floored loft space with storage , power and lighting.



### BEDROOM 1 (front) 5.16 x 3.53 (16'11" x 11'7")

Central heating radiator. Range of fitted wardrobes.



### BEDROOM 2 (rear) 3.68 x 4.03 (12'1" x 13'3")

Central heating radiator. Storage cupboard.



### BEDROOM 3 (front) 2.91 x 3.22 (9'7" x 10'7")

Central heating radiator.



### FAMILY BATHROOM 1.90 x 3.2 (6'3" x 10'6")

Newly installed in October 2020. PVC clad walls. Central heating radiator. Suite comprising panelled bath. Shower cubicle with plumbed in shower and wash hand basin in vanity unit.



### FAMILY BATHROOM



### SEPARATE WC

Tiled floor. Part tiled walls. Low level suite.



## EXTERNAL

Detached concrete sectional garage to rear. Attractive mature gardens to front, side and rear with lawns, shrubs, patio areas and fencing.



## EXTERNAL



## EXTERNAL



## EXTERNAL



### Disclaimer

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45 Frederick Street, Sunderland, Tyne & Wear, SR1 1NF  
T: 0191 514 2020  
sales@thomaswatsonestateagents.co.uk  
www.thomaswatsonestateagents.co.uk



# THOMAS WATSON

## Estate Agents

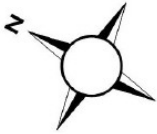
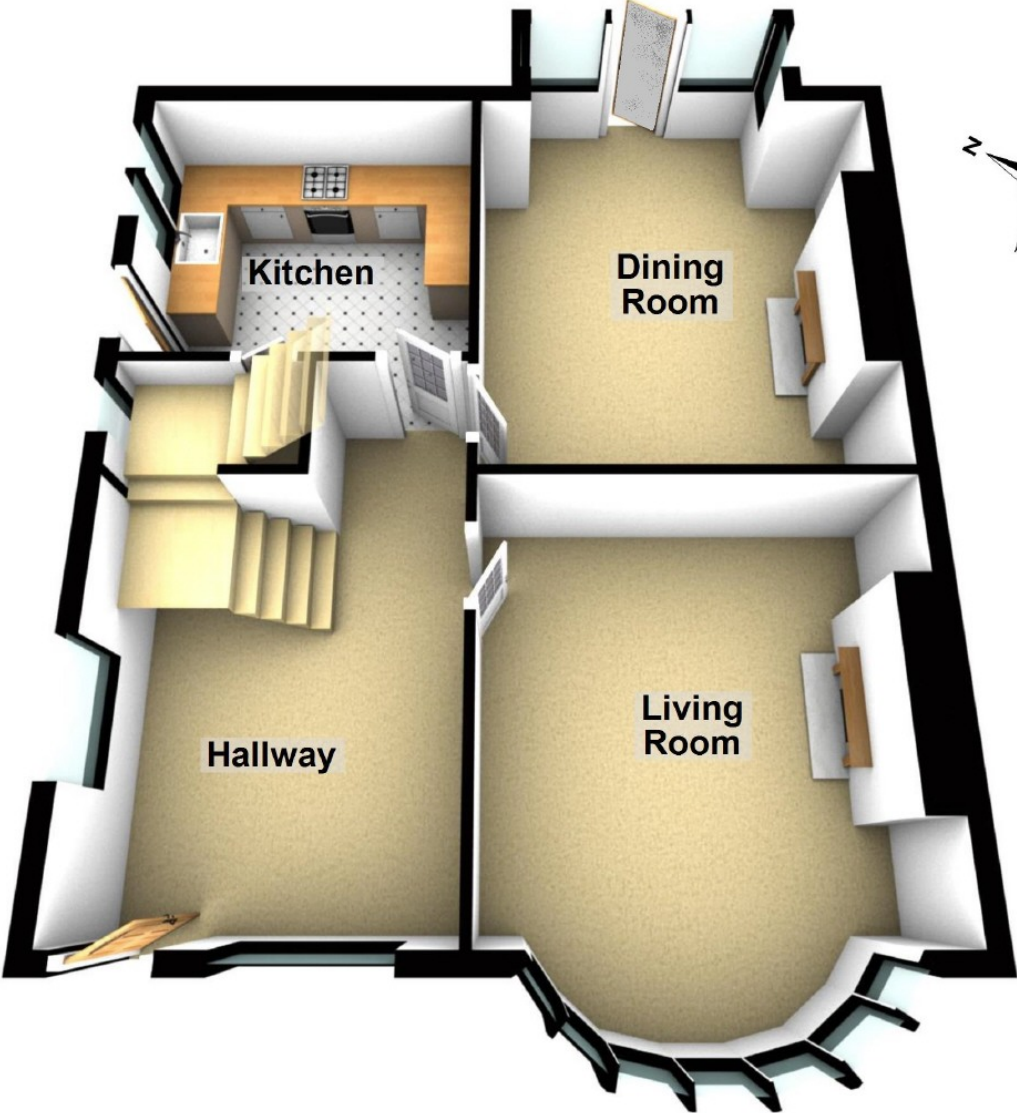






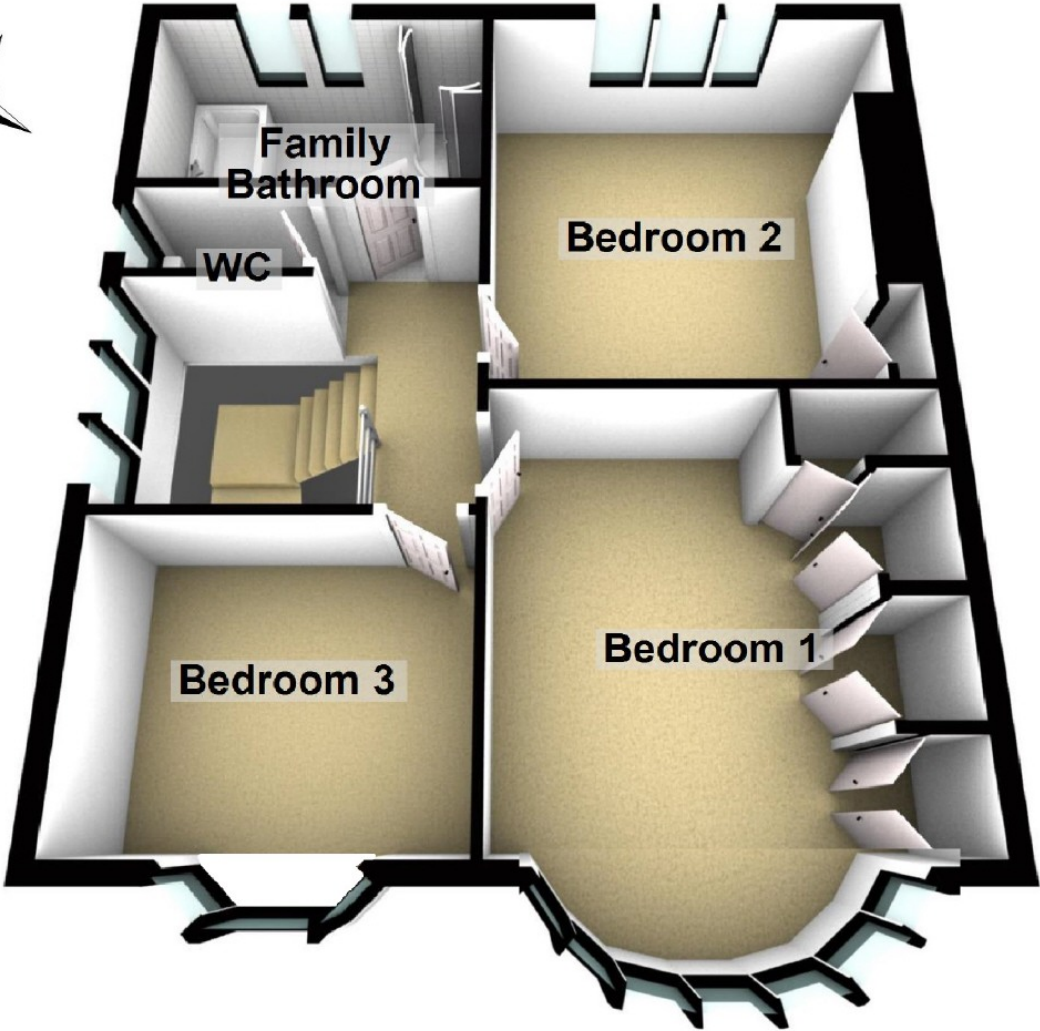
**Ground Floor**

Approx. 692.0 sq. feet



**First Floor**

Approx. 667.9 sq. feet





# Energy performance certificate (EPC)

117 RYHOPE ROAD  
SUNDERLAND  
SR2 7UE

Energy rating

**D**

Valid until 21 March 2031

Certificate number  
2720-3004-4207-0389-7204

<b>Property type</b>	Semi-detached house
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<b>Total floor area</b>	128 square metres
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## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.